

86674

## WARRANTY DEED

**THIS INDENTURE**, made and entered into this **25th** day of **October**, 2002, by and between **Bowden Building Corporation**, a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and **Zenobia Newman**, a single woman, party of the second part,

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Olive Branch**, County of **DeSoto**, State of **Mississippi**.

**Lot 5, Section A, Lexington Crossing Subdivision, Section 2, Township 2 South, Range 6 West, as shown on plat of record in Book 73, Pages 12 and 13, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.**

**This conveyance is made subject to: Subdivision restrictions, building lines and easements of record as shown in Plat Book 73, Pages 12 & 13; and Deed Restrictions of record as shown in Plat Book 382, Page 541; all in said Clerk's Office and 2002 City of Olive Branch and 2002 Desoto County Taxes not yet due and payable.**

**Parcel No: 2061-0210.0-00005.00**

**TO HAVE AND TO HOLD** the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, **EXCEPT** as setforth above, and that the title and quiet possession thereto it warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the party of the first part the day and year first above written.

**Bowden Building Corporation**

  
 Ryan E. Byrne, Assistant Secretary

STATE MS.-DE SOTO CO.  
 FILED

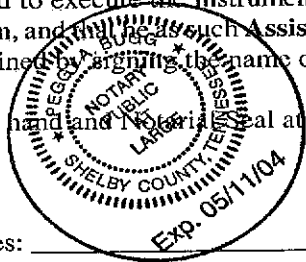
DEC 13 2 52 PM '02 PS PA

BK 434 PG 42  
 W.E. DAVIS CH. CLK.

## STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ryan E. Byrne** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **Assistant Secretary** (or other officer authorized to execute the instrument) of **Bowden Building Corporation**, the within named bargainor, a corporation, and ~~that he~~ as such **Assistant Secretary**, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **Assistant Secretary**.

WITNESS my hand and Notary Seal at office this 25th day of October, 2002.



Peggy A. Buzg  
Notary Public

My commission expires: \_\_\_\_\_

\*\*\*\*\*

Property address: **10939 Lexington Avenue**  
**Olive Branch, Mississippi 38654**

Grantor's address **138 Timber Creek Drive**  
**Cordova, TN 38018**

Phone No.: **(901) 758-6200**  
Phone No.: **N/A**

Grantee's address **10939 Lexington Avenue**  
**Olive Branch, MS 38654**

Phone No.: **N/A**  
Phone No.: **(901) 360-1492**

Mail tax bills to, (Person or Agency responsible for payment of taxes)  
**Trustmark National Bank**  
**P.O. Box 522**  
**Jackson, MS 39205**

This instrument prepared by:  
**Memphis Title Company**  
**7515 Corporate Centre Drive**  
**Germantown, TN 38138**  
**(901) 754-2080**

File No.: **86674**

Return to: **Memphis Title Company**  
~~7515 Corporate Centre Drive~~  
~~Germantown, TN 38138~~  
**(901) 754-2080**

**6465**  
~~6545~~ **Quail Hollow #300**  
**Memphis, TN 38120**

(FOR RECORDING DATA ONLY)